

PREPARED BY AND RETURN TO:
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Staff Attorney
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 07-1035

Indexing Instructions: Lot 40, Edenshire Subd Second Addition
Horn Lake, DeSoto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brian Keith Thweatt, a single man** does hereby sell, convey and warrant unto **Melinda S. Riling, a single woman**, as sole owner, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi more particularly described as follows, to-wit:

Lot 40, Edenshire Subdivision, Second Addition, in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown by plat of record in Plat Book 30, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

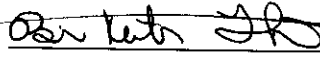
The Grantor herein further warrants that subject property constitutes no part of his homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

Select

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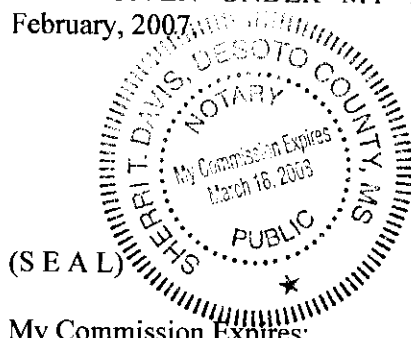
WITNESS OUR SIGNATURES, on this 23rd day of February, 2007.

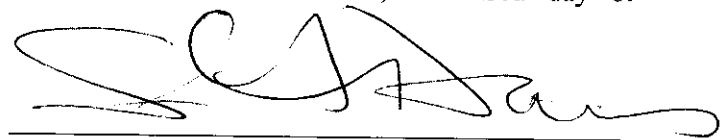
 (SEAL)
Brian Keith Thweatt

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Brian Keith Thweatt, a single man who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 23rd day of February, 2007.




Notary Public

My Commission Expires: _____

GRANTORS:

Brian K. Thweatt

P.O. Box 166

Southaven, MS 38671

HOME: (901) 277-1047

WORK: (662) 781-3000

GRANTEE

Melinda S. Riling

3250 Edenshire Dr.

Horn Lake, MS 38637

HOME: (901) 896-5100

WORK: (901) 386-~~5100~~ 3475